

MEMORANDUM

To: Arthur A. Anselene, Town Manager
Department Heads

From: Elizabeth M. Gilleran, Director of Community Development

Date: January 29, 2015

Subject: Annual Population Estimate



The January 1, 2015 population estimate for the Town of Herndon is **23,612** persons¹, which is a very slight increase compared to the 2014 population estimate of 23,591. The increase in estimated population can be attributed to the construction and occupancy of eleven new single family homes. According to the town's records, there were four housing units demolished during 2014.

Town of Herndon Population and Housing Estimates (1/1/2015)

Dwelling Units	Number	Percentage of Total Dwelling Units
Single Family Detached	2,993	38%
Single Family Attached (Townhouses)	2,403	30%
Multifamily (Apartments and Condominiums)	2,512	32%
TOTAL	7,908	100%

Population and Housing Projections²

Year	Population	Housing Units
2020	24,115	8,462
2030	27,138	9,522
2040	29,825	10,465

c: Community Development Staff

¹ Population estimate is based on an average household size of 3.12 persons and a vacancy rate of 4.3 percent as reported by the U.S. Census Bureau, Census 2010 for the Town of Herndon, Virginia.

² The projections for 2020, 2030 and 2040 consider the Town of Herndon 2030 Comprehensive Plan, including the Herndon Metrorail Station Area Plan, Downtown Master Plan and redevelopment areas designated as "Adaptive Area – Residential". The 2030 projections use a 5% vacancy rate and a household size moderated to 3.0. The projection for 2030 does not represent full build-out of the comprehensive plan. The 2040 projections use a 5% vacancy rate and a household size moderated to 3.0. The projection for 2040 is an estimate of full build-out of the comprehensive plan.